

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ☐
no ☐

Property Name: 32 S. Eutaw Street Inventory Number: B-5201
Address: 32 S. Eutaw Street Historic district: ☐ yes ☒ no
City: Baltimore Zip Code: 21201-1607 County: Baltimore City
USGS Quadrangle(s): Baltimore West
Property Owner: Michael Casey, Nancy Casey Tax Account ID Number: 654012
Tax Map Parcel Number(s): 0000 Tax Map Number: 4
Project: Red Line Project Agency: Maryland Transit Administration
Agency Prepared By: Parsons Brinckerhoff
Preparer's Name: Matt Manning Date Prepared: 8/12/2011
Documentation is presented in: Enoch Pratt Library--Maryland Room, ProQuest Historical Newspapers Database, Sanborn Fire Insurance Maps, Commission for Historical & Architectural Preservation (CHAP)
Preparer's Eligibility Recommendation: ☐ Eligibility recommended ☒ Eligibility not recommended
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: ☐ yes Listed: ☐ yes
Site visit by MHT Staff ☐ yes ☒ no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Architectural Description

The building at 32 S. Eutaw Street is two-stories and was constructed ca. 1925-30; it is a modest and substantially altered rowhouse/commercial building with a new street-level façade and replacement windows. The building occupies a 0.26-acre parcel north of W. Lombard Street in Baltimore City. It is aligned on an east-west axis with a facade facing east toward S. Eutaw Street; it is located in an urban setting. The building is currently vacant.

Built up to the property lines, the brick-clad building has a brick foundation and parapet roof likely clad in built-up bituminous material. The east-facing façade contains two bays on the first floor and a single bay on the second floor. The first floor exterior has been altered substantially and is finished with modern orange-colored brick and includes a new entrance and adjacent window. Located on the façade's north side, the entrance comprises a new aluminum-framed glazed door with a large, square fixed transom. South of the door is a new aluminum-framed plate-glass window with aluminum muntins and four lights. Three rectangular brick pilasters flank the entrance and window. The pilasters terminate just above the door and window framing, and a brick rowlock course crowns each. Above the pilasters, two soldier courses frame a brick fascia. The one-bay second story is faced with buff

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Reviewer, Office of Preservation Services

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Reviewer, National Register Program

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brick and has a new central tripartite window. This window is vinyl-clad and comprises three double-hung sash units with false muntins. The central unit features an eight-over-eight pattern, and the flanking units are six-over-six. Black brick rowlock courses accent the window's top and bottom. Brick pilasters frame the second level and rise above the building's roofline. Each includes a vertical column of ten black brick headers and a black brick rowlock course below the roofline. A single black rowlock course spans the middle section of the second level's upper half.

North of the building's facade is a one-story, tricolor Formstone wall. Behind this wall, and along 32 S. Eutaw Street's north elevation, is a one-story wall faced with glazed yellow brick and accented by two central rows of red brick. This wall may have been part of an adjacent streetcar garage that was demolished in the 1950s and replaced by the current parking lot. The north elevation for 32 S. Eutaw Street is faced with common bond brick and fronts an open, square recessed area at its west end, formed between the adjacent buildings that originally served as a light well before the building to the north was demolished. The building's west elevation is exposed at the rear, and a single fixed two-by-five-light, vinyl-clad window occupies the second story. A jack arch crowns the window.

The building fronts a wide sidewalk with square concrete pavers and brick, and landscaping is limited to small street trees along S. Eutaw Street. Along the sidewalk in front of the building, two tall metal pylons hold spotlights that illuminate the Bromo Seltzer Tower on S. Eutaw Street's east side. Reproduction single post metal light standards are located along Eutaw, as is a traffic light at Eutaw and Lombard. Similar two- and three-story buildings adjoin 32 S. Eutaw, but larger buildings, ranging from the late nineteenth to the late twentieth centuries, occupy the immediate vicinity. Oriole Park at Camden Yards and the Inner Harbor are situated to the south and southeast.

The condition of the evaluated building is good.

Historic Context

In November 1923, the Davidson Storage and Transfer Company purchased three buildings on the northwest corner of Eutaw and Lombard streets from local real estate developers Samuel Speert, Robert Seff, and Harry T. Kellman. The buildings comprised 32 and 34 S. Eutaw Street, and 400 W. Lombard Street. The Davidson Transfer and Storage Company was formed by Isaac Davidson in 1896. Davidson immigrated to Baltimore from Eastern Europe and spent several years in Chicago before returning to Baltimore to start his business. He purchased a horse and wagon, and began transporting fabric and finished garments between factories, as well as to the railroad and harbor. He quickly grew the business and began operating with motor vehicles in 1914, establishing regular shipping service between multiple nearby cities, including Philadelphia and New York.

At the time the Davidson Company acquired the three properties on Eutaw and Lombard streets, a three-story brick building was located at each address. The properties had been advertised in The Baltimore Sun as early as 1907 as being a prime opportunity for a warehouse conversion because the lots adjoined at the rear. The Davidson Company relocated in 1924 to 32 S. Eutaw Street from its previous location at 9 S. Eutaw, one block north. In February of that same year, plans were filed to build a new building at 34 S. Eutaw and 400 W. Lombard Street. Sometime later during the 1920s, the evaluated building was constructed. The building at 32 S. Eutaw Street is similar in form to the other Davidson Company building, but features a different colored brick facade and ornament is implied through even more simplified brick patterns. As with the surrounding loft buildings, the 32 S. Eutaw facade incorporated a large window, suggesting an open interior plan. In January 1929, Isaac Davidson also purchased the building at 402 W. Lombard Street.

While located at Eutaw and Lombard streets, the Davidson Company served the thriving nearby garment district businesses, and also won several other large contracts. In 1928, it was contracted to haul the windows for the Empire State Building from the

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manufacturing site in Baltimore to the construction site in New York City. The company created special trucks for carrying the windows and delivered enough windows for part of a floor each day, for all 102 floors. A short time later, Davidson designed and built four trailers for hauling frozen food for Seabrook Farms. The design was so successful that the farm built its own transport fleet using the same equipment. In 1930, the Enoch Pratt Free Library in Baltimore prepared to move into a new building on the same site as the existing one. Davidson was hired to gradually move the library's books to its temporary location and return the books once construction was complete. A total of 400,000 books were moved shelf by shelf over the weekends to minimize service interruptions (for more information about the Davidson Transfer and Storage Company, see the Determination of Eligibility Form for the Davidson Transfer and Storage Company Building [B-1088]).

The company was based at this location for approximately two more years before moving its primary operations to a new facility on Key Highway in 1931; it maintained offices at the Eutaw-Lombard streets location until 1934. By then, the garment industry in Baltimore had reached its peak during World War I when government orders for military apparel led to further expansion. The industry began to decline following the war, and many firms were forced to shut down. The decline continued during the Great Depression; the government's World War II clothing contracts went to other cities, and few clothing manufacturers remained by the 1950s.

The Davidson Transfer and Storage Company moved the last of its offices to the Key Highway location in 1934, but it retained ownership of the buildings on Eutaw and Lombard until 1945, when the properties were sold to different buyers in separate transactions. The building at 32 S. Eutaw Street was sold to Benjamin and Doris Fishman, who rented the property to a variety of tenants. This included National Display Service, which specialized in creating window displays. Between 1940 and 1945, the building was home to the Monroe Calculating Machine Co. Calvin Chin and Co., importers of teakwood furniture, occupied the building in the early to mid-1950s; in 1964, the building was the location of a wholesale rug dealer, Cooperative Associates.

While many similar former commercial and industrial buildings remain, the character of the area surrounding Eutaw and Lombard has changed dramatically since the late nineteenth and early twentieth centuries. Many buildings to the south and east were built after 1960, and most were constructed after 1980. The intersection is located close to the University of Maryland, Baltimore, and the University of Maryland Medical Center. The Baltimore Convention Center, the 1st Mariner Arena, and Oriole Park at Camden Yards are located within a two-block radius. Hotels and parking garages serve the convention center and nearby tourist attractions, and there are numerous new apartment and condominium buildings contemporary with the loft conversions. The building at 32 S. Eutaw Street is currently undergoing extensive renovations. The first-floor façade has been substantially renovated with new and replacement materials.

Significance Evaluation

The building at 32 S. Eutaw Street was evaluated for significance under National Register of Historic Places (NRHP) Criteria A, B, and C, using the guidelines set forth in the National Register Bulletin 15 titled How to Apply the National Register Criteria for Evaluation. It was not evaluated for eligibility under Criterion D as part of this evaluation.

The Davidson Transfer and Storage Company Building is associated with the continued commercialization and industrialization of this part of Baltimore City during the late nineteenth and early twentieth centuries. The company also played a role with transporting goods for the businesses in housed in the garment district lofts nearby. However, this building does not have an association with these historic contexts in an important way. The Davidson Transfer and Storage Company undertook some large and innovative shipping and moving contracts during its association with the property, but these developments have not been shown to have made a significant contribution to the broad patterns of history. Therefore, the property is not eligible under Criterion A.

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The building is part of a complex of buildings that housed the Davidson Transfer and Storage Company owned and operated by Isaac Davidson. Under his guidance, the moving company undertook some large and innovative shipping and moving contracts while it occupied these buildings. However, Davidson is not a person significant in our past. No other individuals significant in our past are associated with this property. Therefore, the property is not eligible under Criterion B.

The building at 32 S. Eutaw Street is a nondescript and altered example of the small-scale, commercial and industrial buildings constructed nationwide in metropolitan areas in the early twentieth century. It has no discernible style and includes standard elements such as large windows, simplified ornament expressed through horizontal and vertical banding, and patterned brick surfaces. As a commercial/ industrial building, 32 S. Eutaw Street is neither an early example of its kind, nor did it introduce any design innovations that influenced later buildings. The building does not contain enough distinctive characteristics to be considered a true representative of a particular type, period, or method of construction. It is not the work of a master and exhibits common materials and forms that have been substantially altered over time. Windows have been replaced with non-original materials, and the original street-level facade is no longer discernible. These alterations obscure the building's original design intent and diminish its integrity. Therefore, the property is not eligible under Criterion C.

Based on the evaluated criteria, 32 S. Eutaw Street is not eligible for listing in the NRHP.

Works Consulted

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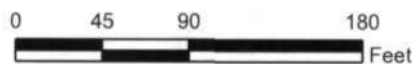
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32 South Eutaw Street
Baltimore, Maryland



Site Plan



August 2011

B-5201
32 South Eutaw Street
Baltimore, Maryland



Location Map



August 2011

32 South Eutaw Street (B-5201)
Photo Log

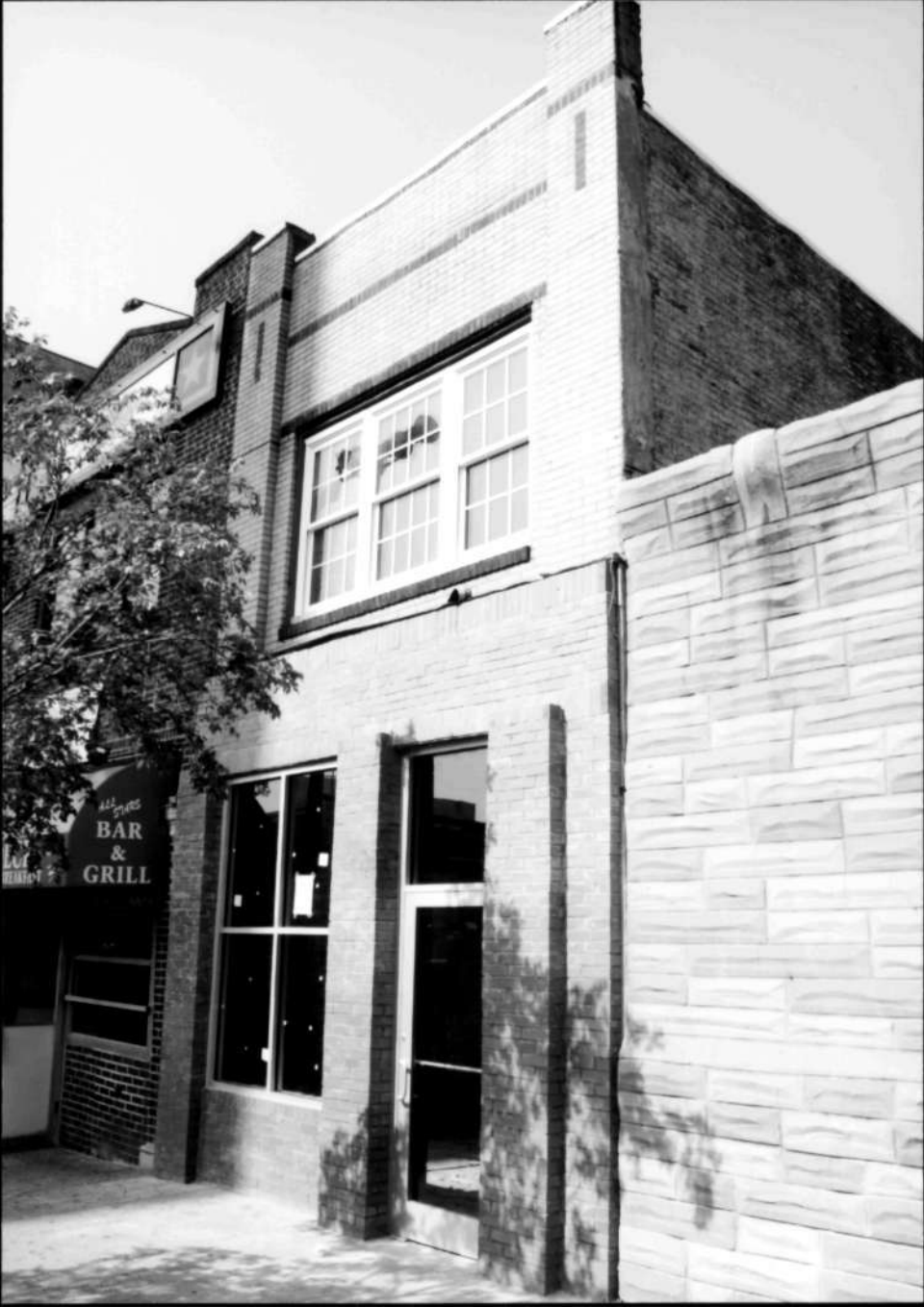
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-East facade

B-5201_2011-07-21_02.tif
-East facade, storefront detail

B-5201_2011-07-21_03.tif
-Formstone wall north of facade; north elevation beyond

B-5201_2011-07-21_04.tif
-North elevation from parking area

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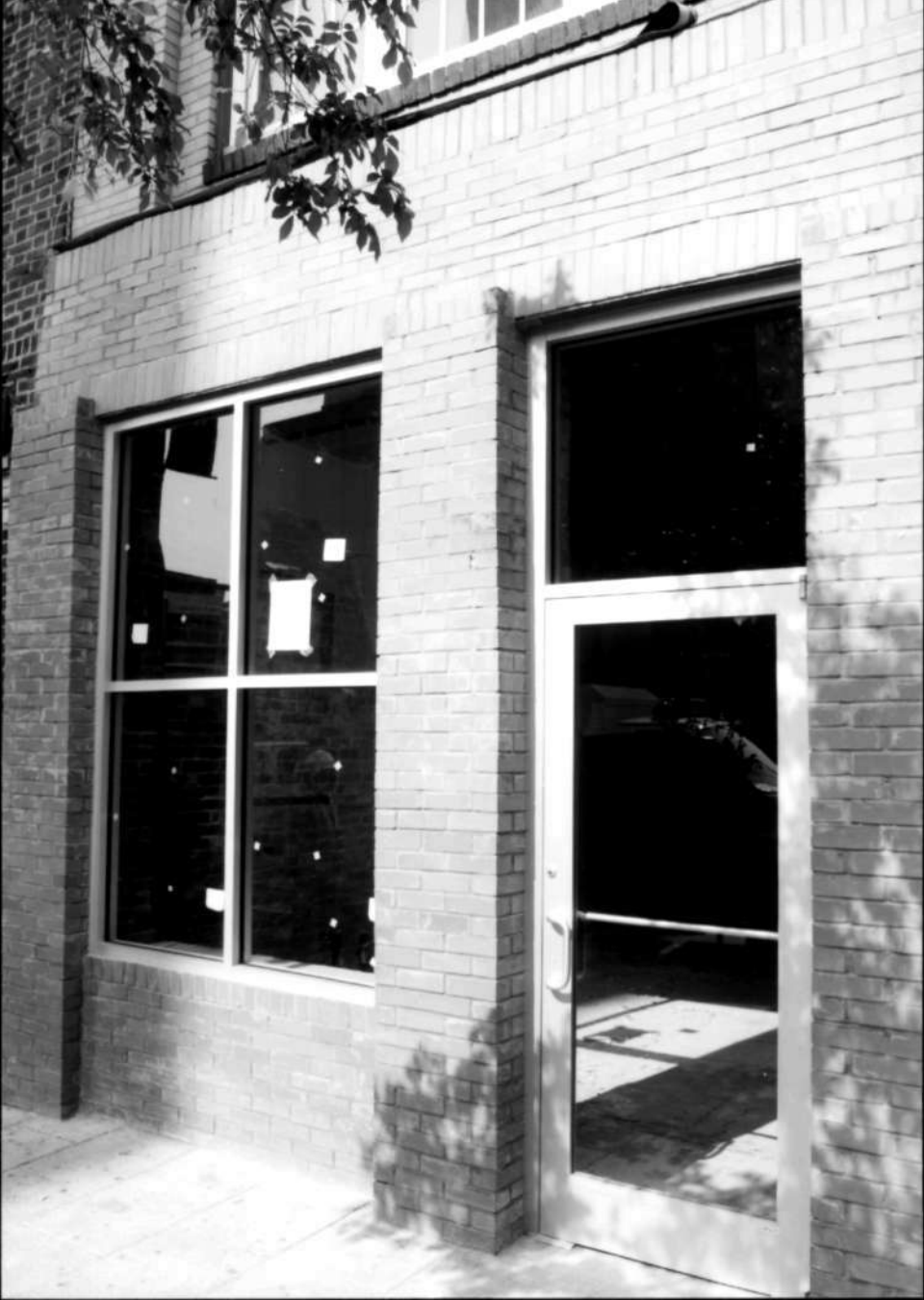
Baltimore City, MD

Mr. Manning

7/21/11

East facade

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32 S. Eutaw Street

Baltimore City, MD

M. Manning

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East facade, storefront detail

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32 S. Eutaw Street

Baltimore City, MD

M. Manning

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Formstone wall north of facade; north elevation
beyond

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32 S. Entaw Street

Baltimore City MD

M. Manning

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North elevation from parking area

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